BOOK 33 134

Emmert R. Bowlus, a witness of lawful age, produced on behalf of the Plaintiff, deposes and says as follows:

Examination by Mr. Holter

- Q. Will you state your full name, please?
- A. Emmert R. Bowlus.
- Q. And your address?
- A. 100 West Church Street, Frederick, Maryland.
- Q. Your age?

BALLY.

- A. Sixty-two.
- Q. What is your occupation, Mr. Bowlus?
- A. Real estate broker, auctioneer and appraisal.
- Q. How long have you been in the real estate business?
- A. Since approximately 1935.
- Q. Sales, appraisals and so forth?
- A. Right.
- Q. Mr. Bowlus, have you had occasion to inspect and make an appraisal of the "Shank property" in which the members of the Harry and Lola Dorcus family have an interest, located in Woodsboro?
- A. I have had several occasions in Mr. Dorcus' estate and in Mrs. Dorcus' estate, and more recently, in July, at Mr. Holter's request, I inspected this property again.

This property is located between a little restaurant of another ownership and a public alley, which is known as Dorcus Alley or Dorcus Street, and it fronts approximately 66 feet on the east side of Main Street, and runs back approximately 247 feet to a public street in the rear, so that it runs through from Main Street to another public street.

The improvements on the property are very poor, and not modern, and partially unoccupied at the time that I was there except for storage purposes, and there are also storage properties in the rear of the property - I am not familiar with the use of them. I believe they were used partly by some of the members of the family to store things.

I would say from the standpoint of rental, it would not be too valuable property, but from the standpoint of extension of the adjoining property it would be more valuable. I did appraise it at a fair market value. The valuation that I placed on that property was \$20,000.00.